

**SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Pueblo Consortium

State: CO

PJ's Total HOME Allocation Received: \$14,585,130

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <u>11</u>			
% of Funds Committed	<u>92.82</u> %	<u>96.71</u> %	<u>10</u>	<u>94.94</u> %	<u>33</u>	<u>32</u>
% of Funds Disbursed	<u>78.83</u> %	<u>90.03</u> %	<u>11</u>	<u>84.35</u> %	<u>23</u>	<u>21</u>
Leveraging Ratio for Rental Activities	<u>1.04</u>	<u>7.85</u>	<u>10</u>	<u>4.59</u>	<u>23</u>	<u>18</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>85.38</u> %	<u>93.12</u> %	<u>10</u>	<u>81.38</u> %	<u>27</u>	<u>32</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>82.17</u> %	<u>73.05</u> %	<u>5</u>	<u>68.05</u> %	<u>69</u>	<u>73</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>71.31</u> %	<u>82.76</u> %	<u>10</u>	<u>79.65</u> %	<u>22</u>	<u>22</u>
% of 0-30% AMI Renters to All Renters***	<u>24.15</u> %	<u>46.58</u> %	<u>10</u>	<u>44.76</u> %	<u>21</u>	<u>18</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>91.48</u> %	<u>97.19</u> %	<u>11</u>	<u>94.31</u> %	<u>20</u>	<u>21</u>
Overall Ranking:			In State: <u>10</u> / <u>11</u>	Nationally: <u>27</u>		<u>25</u>
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$12,796</u>	<u>\$17,032</u>		<u>\$25,245</u>	<u>352</u> Units	<u>24.10</u> %
Homebuyer Unit	<u>\$4,942</u>	<u>\$6,909</u>		<u>\$14,395</u>	<u>988</u> Units	<u>67.60</u> %
Homeowner-Rehab Unit	<u>\$18,260</u>	<u>\$19,316</u>		<u>\$20,186</u>	<u>120</u> Units	<u>8.20</u> %
TBRA Unit	<u>\$8,354</u>	<u>\$2,618</u>		<u>\$3,142</u>	<u>1</u> Units	<u>0.10</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pueblo Consortium CO

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$24,164	\$56,233	\$18,271
State:*	\$77,928	\$84,598	\$19,933
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses: 0.0 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.9	39.3	33.6	0.0
Black/African American:	11.7	1.8	2.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.3	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.3	0.3	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	41.8	58.6	63.8	100.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	40.6	21.9	33.6	0.0
2 Persons:	24.3	24.6	31.9	100.0
3 Persons:	16.9	23.8	12.9	0.0
4 Persons:	11.7	16.7	14.7	0.0
5 Persons:	4.9	9.8	2.6	0.0
6 Persons:	1.2	2.7	3.4	0.0
7 Persons:	0.0	0.3	0.9	0.0
8 or more Persons:	0.3	0.3	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	30.2	20.7	22.4	0.0
Elderly:	21.8	4.8	28.4	0.0
Related/Single Parent:	27.7	25.7	13.8	100.0
Related/Two Parent:	10.2	38.4	27.6	0.0
Other:	10.2	10.4	7.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	31.1	0.1 [#]
HOME TBRA:	0.0	
Other:	16.9	
No Assistance:	52.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

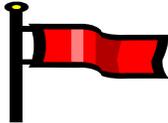
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pueblo Consortium State: CO Group Rank: 27
 (Percentile)
 State Rank: 10 / 11 PJs Overall Rank: 25
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	82.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	91.48	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

